



*Photo by
Marijka
Willis*

FY 2026 Proposed Financial and Operating Plan

City of
Gainesville
A Steady Path Forward

City Manager's Budget Message

September 10, 2025

RE: City of Gainesville's Financial and Operating Plan for Fiscal Year 2026 beginning October 1, 2025 through September 30, 2026

Honorable Mayor, Members of the Commission, Neighbors and Community Builders:

In accordance with the City of Gainesville Charter, the Code of Ordinances, and the laws of the State of Florida, it is my pleasure to present the City of Gainesville's Proposed Budget for Fiscal Year (FY) 2026 beginning October 1, 2025.

There's a saying that time flies when you're having fun. Time also flies when the pace and performance of the work to be done consumes you, and before you know it, the year is ending. As FY 2025 comes full circle, the City of Gainesville reevaluates and continues to move forward. It is well known that the City—in response to a series of financial and budgetary challenges sparked by the restructuring of Gainesville Regional Utilities (GRU)—has faced over the last several years a number of Draconian revenue reductions. Below is a recap of the reductions to the Government Services Contribution (GSC), a funding transfer from the public utility that at one time was the City's second largest revenue source.



- In FY 2023, the City, while GRU still reported to the City Commission, developed a new transfer formula that reduced the amount of the GSC to \$15.3 million in FY 2024, a reduction of more than 55% from the previous level of \$34.3 million.
- In FY 2024, the transfer formula was abandoned by the GRU Authority (GRUA) and another \$6.8 million or 44.4% reduction of the GSC was authorized by the GRUA, bringing the amount down to \$8.5 million.
- In FY 2024 and 2025, further reductions to the GSC continued with the GRUA withholding costs for streetlights in the unincorporated area of Alachua County and litigation expenses.
- The annual transfer from GRU to the City, including the cost for streetlights and litigation, has declined under the GRU Authority Board, shrinking to a projected \$7.2 million in FY 2026, \$31.1 million or 81.3% lower than in FY 2019 – the lowest in recent history.
- Had the GRUA not abandoned the transfer formula (in other words, had the formula remained in place), the City's estimated cumulative revenue growth into FY 2026 from the GSC would have resulted in a gain of \$17.8 million.
- Unrelated to the GSC is an additional reduction in revenue from GRU in the form of unpaid cost recovery for indirect costs associated with the administration of specific activities totaling \$3.8 million over three fiscal years.

In the face of these multi-year revenue losses, a new set of goals were established: to reset and sustain the momentum of the City, stay the course and remain on the move. Those goals have formed the foundation of a solid strategy to stabilize and establish a steady path forward. Along this path, decisions to balance the budget have been driven by triggers that represent both sides of the give-and-take equation. Specifically, those triggers have involved increasing revenues and reducing expenditures to arrive at a budget that can sufficiently provide the desired level of services to our residents and neighbors citywide.

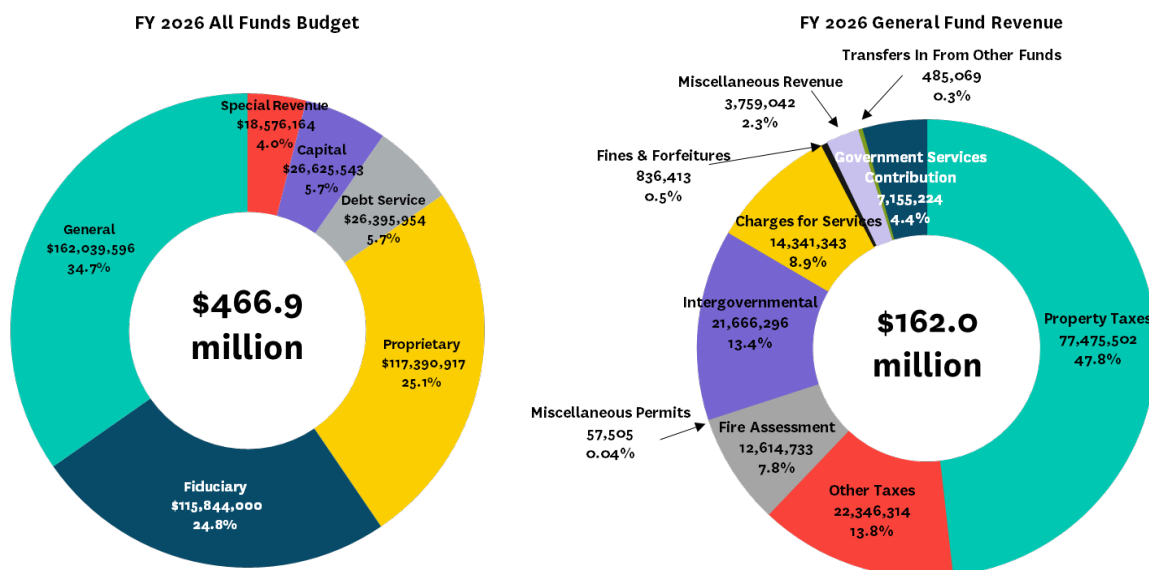
One of the major positive drivers affecting City General Fund revenue is a growing property tax roll representing the City's total taxable value. After years of declining property valuations, FY 2015 reversed the trend and property tax values have grown by \$6.3 billion or 112.5% since. FY 2026 marks the thirteenth consecutive year the City has experienced growth in its taxable value. With the application of a millage rate, ad valorem tax revenue—more commonly referred to as property tax revenue (the largest single General Fund revenue source)—is generated to cover the cost of General Fund departmental services. Based on the City's FY 2026 taxable value (\$11,992,161,336) multiplied by the FY 2026 Tentative Millage rate of 6.7297,

property tax revenue is projected at \$77,475,502, which is an increase of \$9,419,997 (13.8%) beyond that which is projected to be generated in FY 2025. This includes \$5,966,255 generated from growth on the property tax roll and an additional \$3,453,742 generated from a millage rate increase of three-tenths of a mill (0.3000). It is important to note that only 96% of the projected revenue is budgeted. The increase in revenue provides the opportunity to continue to address the structural deficit created with the loss of GRU revenue which supported critical City services like public safety.

The flip side of the budget balancing equation is expenditures. Inclusive of the FY 2026 Proposed Budget, the General Fund has grown by 21.7% since FY 2020. Funding for public safety services accounts for 70.3% of this growth. To accommodate the funding needs of public safety, other reductions in general operating expenditures have occurred to make room for these increases. These costs, representing 51.0% of the General Fund expenditure budget in FY 2026, include Gainesville Fire Rescue, the Gainesville Police Department, the Combined Communications Center and the Trunked Radio System. The year over year (FY 2025 Adopted Budget and FY 2026 Proposed Budget) increase in public safety services is \$5.2 million. In order to handle these increases, ad valorem tax revenue increases coupled with progressive reductions have been employed. Notable in the area of reductions is the elimination of 161.5 positions over a two-year period. For FY 2026, a total of 11.0 positions and funding (\$948,565) are proposed for elimination and 30.75 positions (\$2,515,521) have been frozen and unbudgeted. Additionally and proposed for a second year, is the reduction of 25% of the funding for the City’s fleet replacement schedule (\$1,456,300), which is included in the budget as an expenditure trigger to balance the budget.

On the transportation front, it is important to highlight that over the course of the FY 2025 fiscal year, the City and the University of Florida have been engaged in ongoing negotiations concerning the scope and cost of transit services provided to the University by the Regional Transit System (RTS). These negotiations resulted in an increase in the hourly rate paid by UF for transit service from \$84 per bus hour to \$88.35 to better reflect the cost of service. However, reductions in the total hours of service caused by the elimination and combination of UF funded routes, coupled with the University’s decision to assume responsibility for providing on campus shuttle services, have resulted in an overall decrease in funding from the University from \$13.7 million in FY 2024 to \$9.8 million in FY 2026. Despite these cuts, the University of Florida and RTS continue to adjust service to meet UF and community needs including adding another \$215,000 in funding from UF and \$522,841 from the City to restore enhanced service on Routes 5,8,15, and 43.

The FY 2026 Proposed Budget for All Funds is \$466,872,174, including balances and transfers and is \$8.0 million or 1.7% higher than the FY 2025 Adopted All Funds Budget of \$458,900,453. The FY 2026 Proposed General Fund Budget is \$162,039,596 including balances and transfers and is \$6.7 million or 4.3% higher than the FY 2025 Adopted Budget of \$155,368,126. It is important to note that of the \$6.7 million increase, \$5.2 million (78.1%) is related to public safety expenditures. The FY 2026 Proposed Budget for All Funds authorizes a position level of 1,465.75 FTEs, a decrease of 4.0 FTEs compared to the FY 2025 All Funds Amended Budget.



Based on the most recent completed annual audit for the period ended September 30, 2024 (Fiscal Year 2024), the City has \$58.5 million in unassigned fund balance which meets and exceeds the maximum Fund Balance Policy reserve requirement of three months of operating expenditures. This is \$17,993,307 above the maximum requirement of \$40.5 million. The Commission has approved projects to be spent from the excess fund balance, including critical/life safety projects (\$4.0 million) and Workday modules for Procurement and Contracts management (\$722,410). One-time expenses for the establishment of a new Technology Department (\$2.0 million) and radio replacement for Police and Fire (\$965,848) are pending Commission approval. If approved, this leaves \$8,959,395 to be transferred to a Budget Stabilization Fund for future one-time needs.

The City's long-term fiscal strategy is designed to remedy the structural budget deficit created by the sharp reduction of the Government Services Contribution from GRU. Stability while continuing to move forward is the goal, and it will not come from any single action but through a combination of deliberate measures. These include aligning expenditures with sustainable revenue sources; applying modest but necessary millage adjustments if necessary; emphasizing a disciplined approach to departmental budgets; and maintaining a robust Budget Stabilization Fund to manage future priority expenditures or emergent needs. Each lever represents both a choice and a safeguard, ensuring the City can continue to provide essential services today while building a more resilient foundation for tomorrow.

Speaking on behalf of all community builders, I can confidently say the City of Gainesville is progressive in its approach to developing its budget while engaging with the community and neighbors on a variety of issues and projects; building alliances with other jurisdictional partners; and seeking out benchmarking opportunities to improve and be more competitive. We are uncompromising in our determination to put Gainesville's best foot forward, support evolution and growth, and serve and protect all our neighbors in the next fiscal year and for many years to come. The following items further highlight that Gainesville is on the move. For more information, please refer to the "Recapping and Looking Ahead" section of the ***Budget in Brief***.

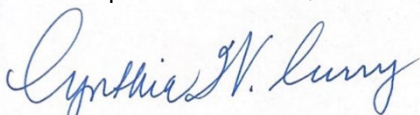
Conclusion

In accordance with Florida Statutes, the FY 2026 Proposed Financial and Operating Plan is a balanced budget where projected revenues match budgeted expenditures.

Preparation and adoption of the FY 2026 Proposed Financial and Operating Plan is a team effort, a culmination of months of work involving community builders at all levels of our organization. Thank you to our staff for their willingness to develop innovative ideas and financial plans to meet our goals. Thank you especially to Executive Chief of Staff Cintya Ramos and the Budget Development Team for their assistance in preparation of this plan. Finally, thank you to the City Commission for their unwavering leadership and policy direction on the wide spectrum of City government issues, as well as identifying critical needs in our core operations and supporting responsive solutions in these key areas.

The FY 2026 Proposed Financial and Operating Plan is hereby presented to the City Commission at the first public hearing on September 10, 2025. I look forward to working with you, our neighbors and our community builders to finalize the Fiscal Year 2026 Final General Government Financial and Operating Plan.

In the spirit of excellence,



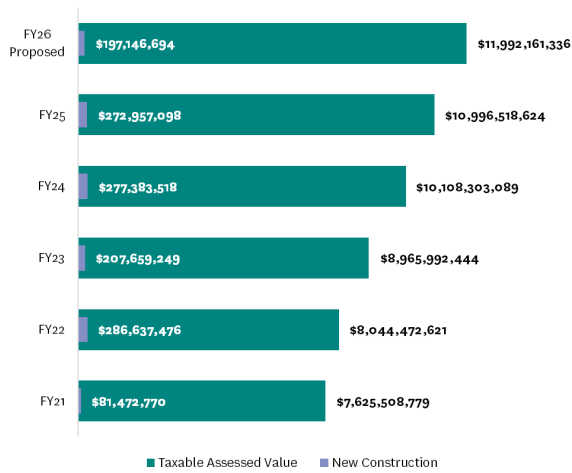
Cynthia W. Curry
City Manager

Budget in Brief

A high level summary of the FY 2026 Proposed Budget, including: millage rate analysis, revenue projections, expenditure projections, funded position levels and their impacts on service and program delivery in the upcoming fiscal year.

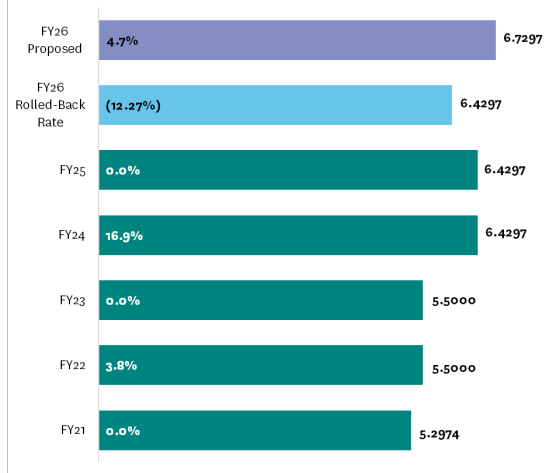
Taxable Value

For the 13th year in a row, the City’s taxable value has grown, set at \$11.992 billion for Tax Year 2025, a 9.1% increase over Tax Year 2024. New construction decreased 27.8% over last tax year, valued at \$197.1 million.



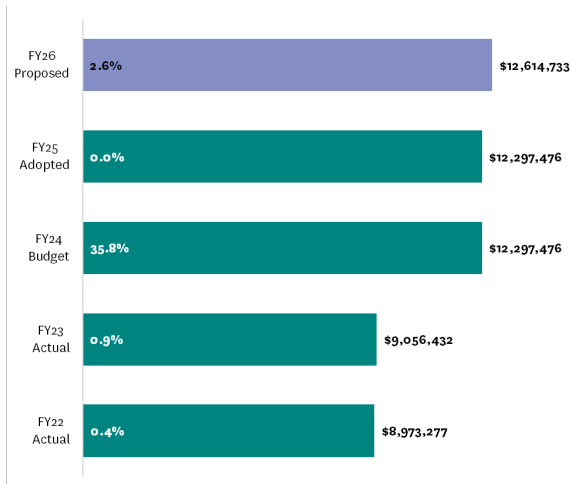
Millage Rate

The FY 2026 Proposed Millage Rate of 6.7297 is 0.3000 mills or 4.7% higher than the FY 2025 millage rate of 6.4297 mills. It is 12.27% higher than the Rolled-Back Rate of 5.9944 mills.



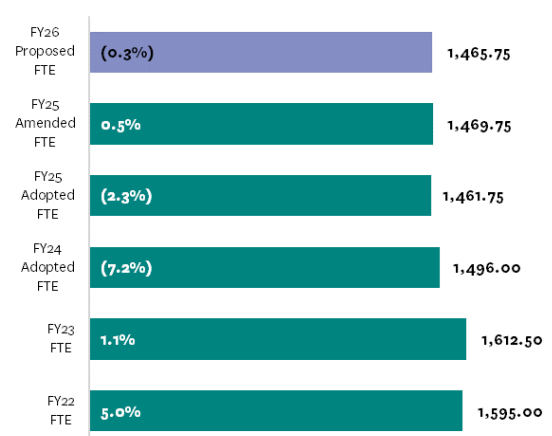
Fire Assessment

The FY 2026 Proposed Budget maintains the fire assessment methodology based on historical demand. The FY 2026 Budget is \$12.6 million, \$327K or 2.6% higher than the FY 2025 Adopted Budget, and recoups 53% of the assessable fire budget.



Position Levels

The FY 2026 All Funds position level is 1,465.75, 4.0 FTEs lower than the FY 2025 Amended Budget. The FY 2026 Budget eliminates 11.0 FTEs and freezes 30.75 FTEs across various departments across all funds.

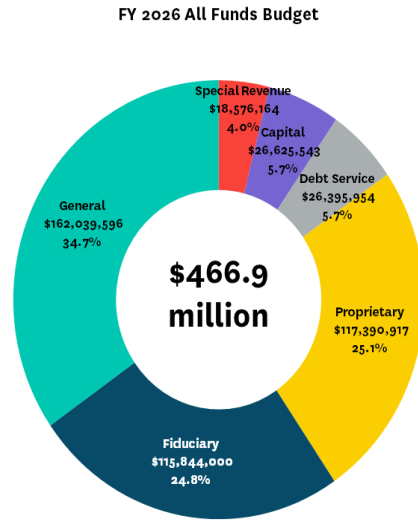


All Funds Budget

The FY 2026 Proposed Budget for All Funds is \$466,872,174, including balances and transfers and is \$8.0 million or 1.7% higher than the FY 2025 Adopted All Funds Budget of \$458,900,453.

The FY 2026 Proposed Budget includes the budgets for the General Fund (\$162.0 million), Special Revenue (\$18.6 million), Debt Service (\$26.4 million), Capital Projects (\$26.6 million), Proprietary (\$117.4 million), and Fiduciary funds (\$115.8 million).

Revenue Trends: The top five largest revenue sources for All Funds are: Charges for Services (25.6% of the total budget), Taxes (24.3% of the total budget), Miscellaneous Revenue (23.2% of the total budget), Intergovernmental (12.7% of the total budget), and Transfers from Other Funds (7.4% of the total budget). The Government Services Contribution (\$7.2 million) is budgeted in Transfers from Other Funds in the General Fund. The Capital Projects Fund reflects the \$17.4 million of Infrastructure Surtax revenue expected in FY 2026 for the Wild Spaces Public Places and Streets, Stations and Strong Foundations programs.



Revenues	General Fund	Special Revenue	Debt Service	Capital Projects	Proprietary	Fiduciary	Total
Taxes	99,821,816	0	0	11,125,586	2,340,045	0	113,287,447
Permits, Fees, Assessments	12,672,238	0	0	0	3,783,398	0	16,455,636
Intergovernmental	21,666,296	6,687,747	0	8,700,000	22,050,487	0	59,104,530
Charges for Services	14,341,343	1,218,200	0	0	76,092,429	27,640,000	119,291,972
Fines & Forfeitures	836,413	0	0	0	0	0	836,413
Miscellaneous Revenue	10,914,266	812,129	0	0	8,593,210	88,204,000	108,523,605
Transfers In From Other Funds	485,069	3,955,658	26,395,954	2,475,000	1,412,771	0	34,724,452
Use of Fund Balance	1,302,155	5,902,430	0	4,324,957	3,118,577	0	14,648,119
Total Revenue	162,039,596	18,576,164	26,395,954	26,625,543	117,390,917	115,844,000	466,872,174

Expenditure Trends: The following table provides a high-level overview of FY 2026 expenditures by Fund and Department. The top three largest expenses are Non-Departmental (32.5% of the total budget), Public Works Department (12.3% of the total budget) and the Police Department (10.6% of the total budget). Additional information on the expenditures managed by departments in FY 2026 can be found in the individual Department Overview pages in the Expenditure Outlook section of the Financial and Operating Plan.

Expenditures	General Fund	Special Revenue	Debt Service	Capital Projects	Proprietary	Fiduciary	Total
City Attorney	1,569,461	100,470	0	0	331,338	10,128	2,011,397
City Auditor	740,849	0	0	0	0	0	740,849
City Clerk	1,301,272	0	0	0	0	0	1,301,272

Expenditures (continued)	General Fund	Special Revenue	Debt Service	Capital Projects	Proprietary	Fiduciary	Total
City Commission	601,195	0	0	0	0	0	601,195
City Manager	1,778,069	24,319	0	870,000	71,929	0	2,744,318
Communications & Marketing	1,080,527	0	0	0	0	0	1,080,527
Equity & Inclusion	1,103,703	0	0	0	0	0	1,103,703
Financial Services	3,021,649	0	0	0	164,839	370,347	3,556,835
Fire Rescue	29,518,613	35,000	0	8,000,000	593,500	0	38,147,113
Gainesville Community Reinvestment Area	0	6,729,527	0	0	60,000	0	6,789,527
Housing & Community Development	531,281	3,096,287	0	0	0	0	3,627,568
Human Resources	2,286,884	40,000	0	0	0	0	2,326,884
Management & Budget	1,044,806	0	0	0	0	0	1,044,806
Non-Departmental	30,013,481	445,069	26,395,954	1,052,936	164,239	93,696,286	151,767,965
Parks, Recreation and Cultural Affairs	12,366,846	226,456	0	72,551	190,000	0	12,855,852
Police	44,916,361	1,182,700	0	790,848	2,539,000	0	49,428,909
Procurement and Contracts Management	883,676	0	0	0	0	0	883,676
Public Works	15,992,402	6,564,990	0	4,560,000	30,122,520	0	57,239,911
Risk Management	185,200	0	0	0	42,747,215	29,654	42,962,069
Sustainable Development	3,293,808	0	0	0	4,507,060	0	7,800,868
Technology	8,404,948	0	0	353,080	0	0	8,758,028
Transportation	1,393,577	0	0	160,000	35,796,148	0	37,349,725
Wild Spaces Public Places	10,988	0	0	10,766,128	0	0	10,777,116
Total Department	162,039,596	18,444,818	26,395,954	26,625,543	117,287,789	94,106,415	444,900,115
Interfund Transfers	0	0	0	0	0	0	0
Addition to Fund Balance	0	131,346	0	0	103,128	21,737,585	21,972,059
Total Expenditures	162,039,596	18,576,164	26,395,954	26,625,543	117,390,917	115,844,000	466,872,174

Position Levels: The FY 2026 Proposed All Funds authorized position level is 1,465.75 FTEs, a decrease of 4.0 FTEs compared to the FY 2025 All Funds Amended Budget. The following factors drove position changes for FY 2026:

1. Gainesville Regional Utilities Indirect Cost Allocation Reduction: In July 2024, the Gainesville Regional Utilities informed the City that it would pay \$1.3 million less for shared services. As a result, the City Manager recommended that those impacted departments reduce expenditures to account for the loss in revenue. As a result, 8.0 FTEs were eliminated across four departments: City Attorney (1.0 FTE), Office of Equity & Inclusion (2.0 FTE), Financial Services (3.0 FTEs), Human Resources (2.0 FTEs). In the City Auditor’s Office, a vacant position (1.0 FTE) was frozen and unbudgeted. This reduced personnel expenditures by \$885,841.

2. In efforts to address growing expenditure levels in the General Fund, vacant positions were frozen across six departments: Equity & Inclusion (3.0 FTEs), Financial Services (1.0 FTEs), Management & Budget (1.0 FTE), Parks, Recreation and Cultural Affairs (3.75 FTEs), Police (12.0 FTEs, including five Police Officer positions). This reduced personnel expenditures by \$2.2 million.
3. The Transportation Department reclassified Transit Operator positions to Paratransit Operator positions for RTS for 18.0 FTEs. There was no additional FTE or budget impact from this change.
4. The Transportation Department eliminated a vacant Vehicle Service Attendant (1.0 FTE) in the Fleet Management – Services and the funds were transferred to their operating budget to fund two interns.
5. The Transportation Department has added three new positions in the Regional Transit System Fund for the in-house ADA services (3.0 FTE). The cost of the three positions is \$239,558.
6. In efforts to provide for flexibility if there are changes to the University of Florida service agreement in the coming months, the Transportation Department has frozen four vacant positions (4.0 FTEs). The savings of freezing the positions is \$260,740.
7. The Public Works Department has added three new positions to be funded by the Tree Mitigation Fund for the Urban Forestry Program (3.0 FTEs). The cost of the three positions is \$173,498.
8. The Gainesville Fire Rescue Department has restructured their Executive Command Team. This includes the reclassification of two Fire Chief Assistant positions (2.0 FTEs), a Fire Chief Deputy position (1.0 FTE), a Fire Training Captain position (1.0 FTE) and a new Account Clerk I position (1.0 FTE).

In total, 9.8 FTEs were eliminated in the General Fund (\$870,911), and 1.20 FTEs in Other Funds (\$77,654). An additional 26.75 FTEs were frozen in the General Fund (\$2.3 million) and 4.0 FTEs were frozen in Other Funds (\$260,740); a total cost reduction of \$3.5 million in FY 2026. Once reclassified and new positions are factored in, the net impact of all position changes in FY 2026 is \$3.0 million.

The following table provides the list of eliminated, reclassified, frozen and new positions by Department in FY 2026.

Department	FTE	Department	FTE	Department	FTE
City Attorney	1.0	Fire Rescue	4.0	City Auditor	1.0
Equity & Inclusion	3.0	Transportation	18.0	Equity & Inclusion	2.0
Financial Services	3.0	Total Positions Reclassified	22.0	Financial Services	1.0
Human Resources	2.0			Management & Budget	1.0
Police	1.0			Parks, Recreation and Cultural Affairs	3.75
Transportation	1.0	Department	FTE	Police	12.0
Total Positions Eliminated	11.0	Public Works	3.0	Public Works	6.0
		Transportation	3.0	Transportation	4.0
		Total Positions Added	6.0	Total Positions Frozen/Unbudgeted	30.75

The following table provides the list of FY 2026 authorized positions for All Funds by Department.

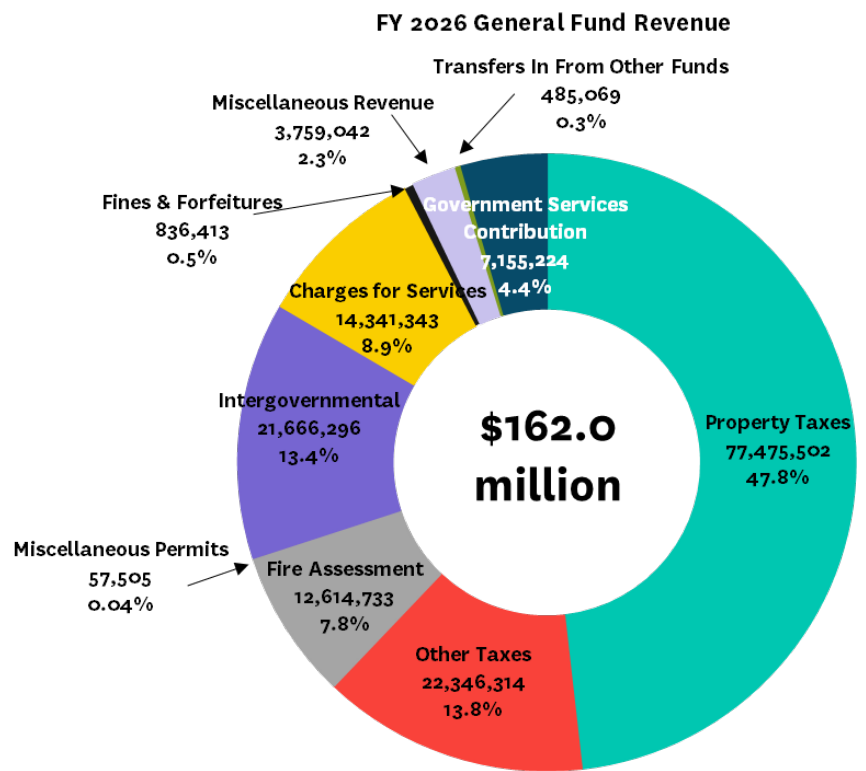
Positions by Department	FY24 Actual	FY25 Adopted	FY25 Amended	FY26 Proposed	# Change vs. FY25 Adopted	% Change vs. FY25 Adopted
City Attorney	14.00	14.00	14.00	13.00	(1.00)	(7.1%)
City Auditor	6.00	6.00	6.00	6.00	0.00	0.0%
City Clerk	10.00	9.00	9.00	9.00	0.00	0.0%
City Commission	7.00	7.00	7.00	7.00	0.00	0.0%
City Manager	10.00	10.00	10.00	10.00	0.00	0.0%
Communications & Marketing	9.50	9.00	9.00	9.00	0.00	0.0%
Equity & Inclusion	12.00	12.00	12.00	9.00	(3.00)	(25.0%)
Financial Services	35.50	35.50	35.50	32.50	(3.00)	(8.5%)
Fire Rescue	211.00	213.50	213.50	214.50	1.00	0.5%

Positions by Department (continued)	FY24 Actual	FY25 Adopted	FY25 Amended	FY26 Proposed	# Change vs. FY25 Adopted	% Change vs. FY25 Adopted
Gainesville Community Reinvestment Area	9.00	10.00	10.00	10.00	0.00	0.0%
Housing and Community Development	11.00	11.00	11.00	11.00	0.00	0.0%
Human Resources	23.00	21.00	21.00	19.00	(2.00)	(9.5%)
Management & Budget	7.00	6.00	6.00	6.00	0.00	0.0%
Non-Departmental	0.00	0.00	0.00	0.00	0.00	N/A
Parks, Recreation and Cultural Affairs	114.50	114.50	114.50	114.50	0.00	0.0%
Police	386.25	381.75	382.75	381.75	0.00	0.0%
Procurement & Contracts Management	10.00	10.00	10.00	10.00	0.00	0.0%
Public Works	210.50	208.50	208.50	211.50	3.00	1.4%
Risk Management	16.00	17.00	17.00	17.00	0.00	0.0%
Sustainable Development	71.00	70.00	70.00	70.00	0.00	0.0%
Technology	10.00	9.00	16.00	16.00	7.00	77.8%
Transportation	308.50	282.00	282.00	284.00	2.00	0.7%
Wild Spaces Public Places	5.00	5.00	5.00	5.00	0.00	0.0%
Total	1,496.75	1,461.75	1,469.75	1,465.75	4.00	0.3%

General Fund Budget

The FY 2026 Proposed General Fund Budget is \$162,039,596 including balances and transfers and is \$6.7 million or 4.3% higher than the FY 2025 Adopted Budget of \$155,368,126. **It is important to note that of the \$6.7 million increase, \$5.2 million (78.1%) is related to public safety expenditures.** In FY 2026, the top five revenue sources for the General Fund are: Property Tax (47.8%), Other Taxes (13.8%), Intergovernmental (13.4%), Charges for Services (8.9%), and the Miscellaneous Permits (7.8%).






Revenue Trends: As shown in the following table, the FY 2026 Proposed Budget reflects a significant adjustment in revenue for the General Fund, driven by the significant multi-year reduction in the Government Services Contribution. In FY 2024, the Government Services Contribution was formula driven, and resulted in a reduction of \$19.0 million, or 55.4% from the FY 2023 Adopted Budget amount of \$34.3 million. Since then, the Gainesville Regional Utilities Authority has not honored the formula-driven approach and has continuously adjusted the Government Services Contribution down. In FY 2026, the Government Services Contribution is budgeted at \$7.2 million, a reduction of \$1.35 million or 15.9% compared to








FY 2025. This is the lowest the Government Services Contribution has been in the history of the City. In the FY 2023 Adopted Budget, the Government Services Contribution was the second largest revenue source for the General Fund (22.2% of total revenues), and it is now the sixth largest revenue source (0.3% of total revenues). Property taxes continue to be the main revenue source for the General Fund (47.8%) and estimates for FY 2026 are based on a millage rate of 6.7297 mills, an increase of 0.3000 mills compared to the FY 2025 millage rate of 6.4297 mills.

Revenues	FY24 Actual	FY25 Budget	% of FY24 Budget	FY26 Proposed	% of FY26 Budget	\$ Change vs. FY25	% Change vs. FY25
Property Taxes	62,780,983	68,055,505	43.8%	77,475,502	47.8%	9,419,997	13.8%
Other Taxes	21,943,288	22,215,071	14.3%	22,346,314	13.8%	131,243	0.6%
Fire Assessment	11,807,694	12,297,476	7.9%	12,614,733	7.8%	317,257	2.6%
Miscellaneous Permits	53,946	111,661	0.1%	57,505	0.04%	(54,156)	(48.5%)
Intergovernmental	20,432,080	22,238,108	14.3%	21,666,296	13.4%	(571,812)	(2.6%)
Charges for Services	17,067,379	16,129,097	10.4%	14,341,343	8.9%	(1,787,754)	(11.1%)
Fines & Forfeitures	1,096,844	836,889	0.5%	836,413	0.5%	(476)	(0.1%)
Miscellaneous Revenue	6,463,564	3,795,897	2.4%	3,759,042	2.3%	(36,855)	(1.0%)
Transfers In From Other Funds	12,015,030	1,183,198	0.8%	485,069	0.3%	(698,129)	(59.0%)
Government Services Contribution	15,305,225	8,505,224	5.5%	7,155,224	4.4%	(1,350,000)	(15.9%)
Fund Balance	0	0	0.0%	1,302,155	0.8%	1,302,155	N/A
Total General Fund Revenue	168,966,032	155,368,126		162,039,596		6,671,470	4.3%

The following table provides a high-level overview of changes in General Fund Revenues for FY 2026.

 \$9.4 MM	Property Taxes	Property tax revenue is projected at \$77.5 million or 13.8% higher than the FY 2025 Adopted Budget. This is driven by a 9.1% increase in property tax valuation over last tax year which generates an estimated \$5,966,255 in additional property tax revenue. The millage rate increase of 0.3000 mills is estimated to generate an additional \$3,453,742 in property tax revenue for a total increase of \$9.4 million. Property tax revenue is the largest revenue source in the General Fund, representing 47.8% of revenue.
 \$1.3 MM	Excess Fund Balance / Budget Stabilization Fund	The FY 2026 Proposed Budget uses \$1.3 million of Excess Fund Balance reserves. The most recent fund balance analysis, based on the FY 2024 audit completed in March 2025, confirms that General Government meets and exceeds the maximum reserve requirement for the General Fund of three months of operating expenditures (\$40.5 million).
 \$317 K	Fire Assessment	The Fire Assessment revenue is projected at \$12.6 million or 2.6% higher than the FY 2025 Adopted Budget. During FY 2023, the Fire Assessment methodology was updated to a historical demand methodology. During FY 2025, the fire assessment for residential and commercial properties was set to recoup 51.68% of eligible assessable non-EMS fire expenses. In FY 2026, this was increased to 53%.
 \$131.2 K	Other Taxes	Revenue from other taxes, such as Utility Taxes and the Communications Service Tax, are projected at \$22.3 million or 0.6% higher than the FY 2025 Adopted Budget. The growth is primarily driven by increases in the Utility Service Taxes for gas and water. Other Taxes are the second largest revenue source in the General Fund, representing 13.8% of revenue.
 \$476	Fines & Forfeitures	Fines & Forfeitures revenue is projected at \$836,413 or 0.1% lower than the FY 2025 Adopted Budget. This is driven primarily by a lower projection of revenue from Code enforcement prospections.





 \$36.8 K	Miscellaneous Revenue	Miscellaneous revenue is projected at \$3.7 million or 1.0% lower than the FY 2025 Adopted Budget. This is primarily due to lower projections in Gas Tax Rebates in the upcoming fiscal year.
 \$54.1 K	Miscellaneous Permits	Miscellaneous Permits revenue is projected at \$57,505 or 48.5% lower than the FY 2025 Adopted Budget. This is primarily due to lower projections in zoning fees.
 \$571.8 K	Intergovernmental	Intergovernmental revenue is projected at \$21.7 million or 2.6% lower than the FY 2025 Adopted Budget. This is driven by the elimination of one-time funding from the American Rescue Plan Act (\$1.2 million) budgeted for in FY 2025, an increase in Insurance Premium Tax revenue (\$336.9K), an increase in State Revenue Sharing projections (\$380.1K) and a reduction in Half-Cent Sales Tax Revenue (\$162.0K). Intergovernmental Revenue is the third largest revenue source in the General Fund, representing 13.4% of revenue.
 \$698.1 K	Transfers In/Other Sources	Revenue from Transfers into the General Fund or other sources is projected at \$485,069 or 59.0% lower than the FY 2025 Adopted Budget. This is driven by the elimination of the Local Option Gas Tax transfer (\$304.7K) and elimination of the transfer in from the Gainesville Community Reinvestment Area Fund for the Downtown Detail (\$298K).
 \$1.4 MM	Charges for Services	Charges for Services revenue is projected at \$14.3 million or 11.1% lower than the FY 2025 Adopted Budget. This decrease is driven primarily by lower Indirect Services reimbursement to the General Fund from the Gainesville Regional Utilities (\$1.3 million) compared to the FY 2025 Adopted Budget.
 \$1.35 MM	Government Services Contribution	The Government Services Contribution remitted to General Government from GRU is budgeted at \$7.2 million, a further reduction of \$1.35 million or 15.9% compared to the FY 2025 Adopted Budget. This represents the third significant reduction in this revenue source after the \$19.0 million (55.5%) reduction in the FY 2024 Adopted Budget and \$6.4 million (44.4%) reduction in the FY 2025 Adopted Budget. The General Services Contribution (formerly the General Fund Transfer) was set to be calculated based on a formula using a proxy for property tax and an electric franchise fee, however, this formula driven approach was not honored by the Gainesville Regional Utilities Authority for the past three fiscal years. Prior to FY 2024, the Government Services Contribution was the second largest revenue source for the General Fund, representing 22.2% of revenues. It is now the sixth largest, representing 4.4% of overall General Fund revenue.

Expenditure Trends: The FY 2026 Proposed Budget development began in January 2025. Departments were asked to maintain current service levels. The following table shows the FY 2026 Proposed General Fund Budget by Department.







Department	FY24 Actual	FY25 Adopted	FY25 Amended	FY26 Proposed	\$ Change vs. FY25 Adopted	% Change vs. FY25 Adopted
City Attorney	1,601,731	1,676,569	1,676,569	1,569,461	(107,108)	(6.4%)
City Auditor	826,017	888,640	888,640	740,849	(147,791)	(16.6%)
City Clerk	1,024,558	1,225,739	1,425,739	1,301,272	75,533	6.2%
City Commission	573,159	579,098	579,098	601,195	22,097	3.8%
City Manager's Office	1,439,542	1,641,448	1,641,448	1,778,069	136,621	8.3%
Communications & Marketing	916,968	1,043,980	1,043,980	1,080,527	36,547	3.5%
Equity & Inclusion	1,327,789	1,447,750	1,529,936	1,103,703	(344,047)	(23.8%)
Financial Services	2,891,136	3,071,629	3,111,629	3,021,649	(49,980)	(1.6%)
Fire Rescue	27,487,467	27,757,792	27,757,792	29,518,613	1,760,821	6.3%

Department (continued)	FY24 Actual	FY25 Adopted	FY25 Amended	FY26 Proposed	\$ Change vs. FY25 Adopted	% Change vs. FY25 Adopted
Housing and Community Development	431,120	490,215	521,222	531,281	41,066	8.4%
Human Resources	2,262,067	2,340,383	2,340,383	2,286,884	(53,499)	(2.3%)
Management & Budget	781,177	910,072	973,909	1,044,806	134,734	14.8%
Non-Departmental	38,873,299	29,309,964	33,676,387	30,013,481	703,517	2.4%
Parks, Recreation and Cultural Affairs	11,538,636	11,825,090	11,835,155	12,366,846	541,756	4.6%
Police	39,240,592	41,701,243	41,794,721	44,916,361	3,215,118	7.7%
Procurement and Contracts Management	909,751	745,279	745,279	883,676	138,398	18.6%
Public Works	16,288,837	15,918,893	17,587,327	15,992,402	73,509	0.5%
Risk Management	271,014	154,000	154,000	185,200	31,200	20.3%
Sustainable Development	3,051,524	3,197,394	3,316,798	3,293,808	96,414	3.0%
Technology	11,371,110	8,085,985	8,918,254	8,404,948	318,963	3.9%
Transportation	1,438,002	1,345,975	1,857,139	1,393,577	47,602	3.5%
Wild Spaces Public Places	3,500	10,988	10,988	10,988	0	0.0%
Total	164,548,996	155,368,126	163,386,392	162,039,596	6,671,470	4.3%

Expenditure Trends: The following table provides a high-level overview of changes in General Fund Expenditures for FY 2026.

 \$3.2 MM	Police	The FY 2026 Proposed Budget for the Gainesville Police Department is \$44.9 million, 7.7% higher than the FY 2025 Adopted Budget. This budget represents restored frozen Police Officer positions (15.0 FTEs) and increased expenditures for overtime. In addition, a Police Service Technician I (1.0 FTE) position is eliminated and 7.0 non-sworn FTEs are frozen and unbudgeted. An additional five Police Officer positions are frozen (5.0 FTEs) for a total 12.0 frozen FTEs in FY 2026.
 \$1.8 MM	Fire Rescue	The Gainesville Fire Rescue FY 2026 Proposed Budget is \$29.5 million, 6.3% higher than the FY 2025 Adopted Budget due to increases in personnel costs and overtime expenditures. The Gainesville Fire Rescue Department has restructured their Executive Command Team. This includes the reclassification of two Fire Chief Assistant positions (2.0 FTEs), a Fire Chief Deputy position (1.0 FTE), a Fire Training Captain position (1.0 FTE) and a new Account Clerk I position (1.0 FTE). In FY 2026, the budget for the Fire Assessment study is transferred to Non-Departmental.
 \$703.5 K	Non-Departmental	The Non-Departmental FY 2026 Proposed Budget is \$30.0 million, 2.4% higher than the FY 2025 Adopted Budget primarily due to transfers in of budget allocations from other departments including the Fire Assessment study (from Gainesville Fire Rescue), consolidation of outside agency funding from various departments, funding for the Holiday Parade, and additional funding for the Combined Communications Center (\$382K). In FY 2026, funding for the Outside Agency grants (\$56,979), Professional Arts Producing Institution (PAPI) grants (\$85,521), and Special Events Grants in Aid (SEAS) (\$50,344) are budgeted in this Department.
 \$541.8 K	Parks, Recreation & Cultural Affairs	The Department of Parks, Recreation & Cultural Affairs FY 2026 Proposed Budget is \$12.4 million, 4.6% higher than the FY 2025 Adopted Budget due to increases for operational contracts, funding for the Hoggetowne Medieval Faire, funding for maintenance of parks and trails, and additional funding for Special Events. In FY 2026, 3.75 FTEs are frozen and unbudgeted.

 \$319.0 K	Technology	The Technology Department FY 2026 Proposed Budget is \$8.4 million, 3.9% higher than the FY 2025 Adopted Budget. This is primarily due to an increase in the Workday ERP maintenance costs and Dark Fiber connectivity costs. Staff continues to work through finalizing the establishment of an independent Technology Department.
 \$138.4 K	Procurement and Contracts Management	The Procurement and Contracts Management Office FY 2026 Proposed Budget is \$883,676, 18.6% higher than the FY 2025 Adopted Budget due to right sizing the operational budget for operating expenses and training needs.
 \$136.6 K	City Manager	The City Manager's Office FY 2026 Proposed Budget is \$1.8 million, 8.3% higher than the FY 2025 Adopted Budget due to re-allocations of salary cost allocations for staff that manage non-General Fund activities such as the American Rescue Plan Act, Wild Spaces Public Places and Streets, Stations and Strong Foundations programs.
 \$134.7 K	Management & Budget	The Office of Management & Budget FY 2026 Proposed Budget is \$1.0 million, 14.8% higher than the FY 2025 Adopted Budget due to adjustments to budgeted salary ranges for hard to fill positions and an increase in funds for training. In FY 2026, 1.0 FTE is frozen and unbudgeted.
 \$96.4 K	Sustainable Development	The Department of Sustainable Development FY 2026 Proposed Budget is \$3.3 million, 3.0% higher than the FY 2025 Adopted Budget due to increases in personnel and operating expenditures.
 \$75.5 K	City Clerk	The Office of City Clerk FY 2026 Proposed Budget is \$1.3 million, 6.2% higher than the FY 2025 Adopted Budget due to personnel adjustments made during FY 2025.
 \$73.5 K	Public Works	The Public Works Department FY 2026 Proposed Budget is \$16.0 million, 0.5% higher than the FY 2025 Adopted Budget due to contractual increases in operating expenditures. In FY 2026, 6.0 FTEs are frozen and unbudgeted.
 \$47.6 K	Transportation	The Transportation Department FY 2026 Proposed Budget is \$1.4 million, 3.5% higher than the FY 2025 Adopted Budget due to increase in personnel expenditures. In FY 2026, outside of the General Fund, a vacant Vehicle Service Attendant position (1.0 FTE) is eliminated in the Fleet Management – Services Fund and in the Regional Transit System Fund, 4.0 FTEs are freezes and unbudgets in response to reduced funding from the University of Florida service agreement.
 \$41.1 K	Housing & Community Development	The Housing & Community Development Department FY 2026 Proposed Budget is \$531,281, 8.4% higher than the FY 2025 Adopted Budget due to increase in personnel and operating expenditures. The General Fund is a small component of the overall Department of Housing & Community Development budget (14.6%) as the Department is primarily funded by grant funds such as the State Housing Initiative Partnership (SHIP), Community Development Block Grant (CDBG), and HOME grants which make up 85.4% of the total all funds budget.
 \$36.5 K	Communications & Marketing	The Office of Communications & Marketing FY 2026 Adopted Budget is \$1.1 million, 3.5% higher than the FY 2025 Adopted Budget due to increases in personnel expenditures.
 \$31.2 K	Risk Management	The Department of Risk Management FY 2026 Proposed Budget is \$185,200, 20.3% higher than the FY 2025 Adopted Budget due to the an increase in the contract to provide increased security coverage at City Hall. The General Fund is a small component of the overall Risk Management Department budget (0.4%) as the Department is primarily funded by Employee Health and Accident Benefits fund (78.0%), the General Insurance Fund (21.4%), and the Fleet Management – Replacements fund (0.1%).
 \$22.1 K	City Commission	The City Commission FY 2026 Proposed Budget is \$601,195, 3.8% higher than the FY 2025 Adopted budget due to increases in personnel expenditures.

 \$0	Wild Spaces Public Places	The Wild Spaces Public Places Department FY 2026 Proposed Budget is \$10,988, the same level as the FY 2025 Adopted Budget. The General Fund is a very small component of the overall Wild Spaces Public Places budget (0.1%) as the Department is primarily funded by Wild Spaces Public Places ½ Cent Sales Tax Funding, which makes up the remainder of the Department’s budget.
 \$50.0 K	Financial Services	The Department of Financial Services FY 2026 Proposed Budget is \$3.0 million, 1.6% lower than the FY 2025 Adopted Budget due to reductions in personnel expenses. In FY 2026, 3.0 FTEs are eliminated and 1.0 FTE continues to be frozen and unbudgeted.
 \$53.5 K	Human Resources	The Human Resources Department FY 2026 Proposed Budget is \$2.3 million, 2.3% lower than the FY 2025 Adopted Budget due to the elimination of 2.0 FTEs.
 \$107.1 K	City Attorney	The Office of the City Attorney FY 2026 Proposed Budget is \$1.6 million, 6.4% lower than the FY 2025 Adopted Budget due to a reduction in personnel expenditures. In FY 2026, 1.0 FTE is eliminated.
 \$147.8 K	City Auditor	The Office of the City Auditor FY 2026 Proposed Budget is \$740,849, 16.6% lower than the FY 2025 Adopted Budget due to a reductions personnel expenditures. In FY 2026, 1.0 FTE is frozen and unbudgeted.
 \$344.0 K	Equity & Inclusion	The Office of the Equity & Inclusion FY 2026 Proposed Budget is \$1.1 million, 23.8% lower than the FY 2025 Adopted Budget due to reductions in personnel expenditures. In FY 2026, 3.0 FTEs are eliminated and 2.0 FTEs are frozen and unbudgeted.

FY 2026 Program and Service Delivery Impacts

The City has navigated a significant change in revenue structure over the past three fiscal years, driven by the reduction in the Government Services Contribution of \$31.1 million, or 81.3% since FY 2019. In response, City leaders began working to right-size their departments in FY 2024, including maximizing operational efficiencies, consolidating teams and divisions, and making targeted reductions in services and programming. In the face of these multi-year revenue losses, a new set of goals were established: to reset and sustain the momentum of the City, stay the course and remain on the move. Those goals have formed the foundation of a solid strategy to stabilize and establish a steady path forward. Along this path, decisions to balance the budget have been driven by triggers that represent both sides of the give-and-take equation. Specifically, those triggers have involved increasing revenues and reducing expenditures to arrive at a budget that can sufficiently provide the desired level of services to our residents and neighbors citywide.

Regional Transit System Changes:

- The Regional Transit System has experienced significant changes over the past year as a result of a complete redesign of transit services provided to the University of Florida (UF). As a result of a year of negotiations, UF increased the hourly rate for transit service paid to the City from \$84 to \$88.35 to more accurately reflect the cost of service. However, UF led service changes, which resulted in the combination and elimination of multiple routes, coupled with the University assuming on-campus transit operations using a fleet of vans, resulted in an overall reduction of funding from \$13.7 million to \$9.8 million in the service agreement. Despite these reductions, the City and UF continue to monitor and add service to respond to demands. UF recently provided another \$215,000 to add peak service on Routes 5 and 8 and the City added another \$522,841 to supplement that funding and to add additional service on Routes 15 and 43 for the Fall 2025 schedule.
- In response to the UF service agreement funding reductions, RTS identified operational savings through the assumption of paratransit service during FY 2026. This service is currently provided by MV Transportation through a contractual relationship with the City. Over the course of the past three years the service cost has risen from approximately \$1.1 million in 2022 to a projected \$3.2 million in 2025. By in-housing the paratransit service, RTS projects to save approximately \$500,000 and will save approximately 10.0 filled transit positions that would have otherwise been laid off as a result of the funding reduction from UF. MV Transportation currently serves as the

Community Transportation Coordinator (CTC) for Alachua County through a contract with the State of Florida. In addition to the paratransit services provided to RTS, MV operates the Transportation Disadvantaged (TD) program for Alachua County.

Recapping and Looking Ahead

The City has made tremendous strides and a quick recap is in order. However, the excitement is in looking ahead to the coming fiscal year where departments will continue delivering core services and programs to neighbors. Staff will monitor budgets and make adjustments to expenditure levels as needed. With City Commission approval, a Budget Stabilization Fund will be established from remaining excess Fund Balance in the General Fund to plan for future revenue uncertainties above and beyond reliance on the policy-driven Fund Balance.

As the City rises to meet each new challenge, the work done year-to-year evolves and improves. In alignment with ongoing efforts to implement improved policies and practices, it is important to share initiatives recently completed or underway in the City of Gainesville.

- The Department of **Financial Services** completed the FY 2024 annual external audit with a **clean opinion**, receiving zero audit findings for the second year in a row. The same is expected for Fiscal Year 2025, of which the external audit currently underway, as the City now has effective financial leadership, a skilled support team and the training and guidance needed for transparent and accurate government accounting is fully in place.
- The City continues to build a full service **Technology Department**, under the leadership of the Technology Director. Ongoing efforts include, hiring additional staff, purchasing equipment, and continuing to negotiate a transitional Service Level Agreement with the Gainesville Regional Utilities.
- To continue focusing on organizational structure, **culture and morale**, the City Manager conducted one on-one meetings with staff across all departments to listen to concerns and implement suggestions. The City Manager also led the Workplace Stewardship Committee to engage a cross-section of community builders with a focus on improving organizational safety and security, health care and benefits, maintenance of facilities, citywide efficiency and better communication in all departments. During Fiscal Year 2025, the Workplace Stewardship Committee produced an Employee Rally at Depot Park and an Employee Awards Ceremony at the Senior Recreational Center.
- The City completed the **American Rescue Plan Act** (ARPA) Aid to Non-Profit Organizations program which provided \$6.2 million to 34 nonprofit organizations that in turn provided services to Gainesville residents ranging from housing assistance, food security, homeless support services, workforce programs, and affordable housing construction. The remaining ARPA projects, primarily housing related, are on target to be completed by December 31, 2026.
- The City completed the **infrastructure** system at the **Eastside Health and Economic Development Initiative (EHEDI)** at Cornerstone. This transformed an overgrown, 21-acre municipal site west of Hawthorne Road into a gateway location with four construction-ready parcels. A new Regional Transit System (RTS) transfer station is expected to be built on the southwest parcel beginning in mid-2026. The new roadway network includes an extension of Southeast 6th Avenue to the east as well as the construction of Southeast 20th Street that runs alongside the UF Health Urgent Care Center – Eastside and to Southeast 8th Avenue. The City and Alachua County each contributed \$2.25 million in ARPA funds toward the healthcare facility. The extensive infrastructure system beneath the roadway includes conduits for water, wastewater, stormwater, electrical and street lighting as well as utility connections and preliminary site work ready for new development. The infrastructure investment totaled \$3.8 million.
- The City announced the launch of a new initiative to give neighbors free plans to build their own **accessory dwelling units (ADUs)**. The program is a collaboration between the Department of Sustainable Development and the Department of Housing & Community Development. It aims to enhance affordable housing options in Gainesville and offer flexible living solutions to families and individuals throughout the community. To showcase the potential of

these designs, the City is building two prototype ADUs—one attached and one detached—at a City-owned property to serve as examples for homeowners interested in adding an ADU to their own property. Additional ADUs will be built in the coming year on other City-owned properties. The City also has released the design plans to the public at no charge. Permit expeditors will help applicants access the free plans and complete the steps necessary to obtain a permit.

- To **review and improve organizational processes, procedures and workflow in the Procurement Division** of the Department of Financial Services, the Procurement Division has been placed under Management Watch and actions are being taken to add consistency, clarity and efficiency to the purchasing and contracts management process as experienced by all Departments.
- The **Downtown Ambassador Program** launched in December 2024; and fully staffed it has 14 ambassadors in two focused locations: the Downtown Gainesville Service Area and the West University Corridor Service Area. The Gainesville City Commission unanimously approved the program in August 2024, awarding a three-year, \$3.1 million contract to the nation’s leading ambassador service provider, Block by Block. The ambassadors were hired to perform hospitality, cleaning, safety and outreach services, with funding coming from the Gainesville Community Reinvestment Area’s (GCRA) budget for Downtown Gainesville. This budget is jointly funded by the City of Gainesville and Alachua County. The Ambassador program has been successful in enhancing the experience of Downtown through hospitality and cleaning and has been able to connect many unhoused neighbors with services and housing.
- The City Commission approved the final design of **the Streatery** giving the go ahead to staff to transform the stretch of SW 1st Avenue between Main Street and the City’s SW Parking Garage into a pedestrian only festival street designed to support downtown events and programming. The new street will feature a completely curb-less brick design with new lighting, trees and landscape planters, seating, string lights, and new power receptacles to support special events. Construction will begin in early 2026 and will last approximately 1 year.
- The City Commission approved development of a plan to **reconstruct the City Hall Plaza** in 2024 after it was discovered that the fountains were no longer functional and would require significant renovations. Staff has completed plans to remove the fountains, redesigning the flagpole to a more prominent feature, reconstruct the Dr. Martin Luther King, Jr. Memorial Garden, reconstruct the sunken garden on the northeast corner of the site and most significantly, add a stage on the City Hall steps overlooking the new plaza to support public events. Additional work will include new landscaping, ADA improvements, lighting, seating, and tree enhancements. Construction is expected to begin in November of 2025 and will last approximately a year.
- Funding for the **Alachua County Coalition for the Homeless and Hungry aka GRACE Marketplace** (which supports ongoing operations at the facility and supports the houseless community in the Downtown) is included in the FY 2026 budget (\$2,050,000). The total contract also includes \$350,000 of funding for homeless support services in the Downtown funded by the Gainesville Community Reinvestment Area. The City intends to transfer the GRACE Marketplace campus to the organization before the end of 2025 to support the ongoing development of the organization and the support services it provides to the residents of Gainesville.
- The City of Gainesville joined its community partners in celebrating the start of construction of **Jessie’s Village**. Developed by the Hutchinson Foundation, the 22-unit rental apartment complex in southeast Gainesville represents a significant step toward expanding affordable housing options in the community. Gainesville City Commissioners have supported Jessie’s Village with housing grant allocations that include \$280,000 from the American Rescue Plan Act (ARPA); \$97,000 from the HOME Investment Partnerships Program (HOME); \$47,000 from the Community Development Block Grant (CDBG); and \$87,700 from the ConnectFree Program to assist with the cost of utility connection. The City also celebrated the groundbreaking of the **Woodland Park Phase II** project, a 144 unit affordable housing development that received \$4,285,000 from the City’s ARPA funds. The project is being developed by the Gainesville Housing Authority and is expected to be completed in late 2026.
- The City of Gainesville and **Bright Community Trust** (BCT) have begun the second phase of their collaboration by breaking ground on two affordable homes off Hawthorne Road. As Gainesville’s community land trust partner, BCT

has received ten City-donated lots and completed building the first house in August 2024. Under the community land trust model, BCT builds and sells the homes while maintaining ownership of the land, lowering the purchase price of the house for qualified buyers. Each sale is tied to a 99-year renewable contract that allows residents to build equity and keeps each home affordable in perpetuity. To date, BCT has completed four homes and are beginning construction on the remaining six units.

- Throughout Fiscal Year 2025, City of Gainesville leaders have advanced a strategic discussion around an **economic development framework** to help guide policies that will shape the community's economic future for years to come. The framework is a planning document designed to lay out priorities in a cohesive, forward-looking way. It outlines ideas for encouraging private development, increasing opportunity in underserved neighborhoods and improving the systems that support business growth and job creation citywide. In the coming year, the City will be evaluating zoning in key areas in Southwest Gainesville and re-envisioning the properties along South Main Street to spur redevelopment and continued investment. The City also received a significant grant award from the International City/County Management Association (ICMA) which will provide funding for two years for an Economic Development Director to lead economic development initiatives for the City.
- City of Gainesville leaders are pursuing a creative approach to jumpstart development on **Lot 10**, a long-stalled downtown parcel that may now become the site of a seven-story mixed-use building with at least 70 units designated as affordable for households earning up to 120% of the area median income (AMI). As part of a creative lease-back arrangement with AMJ Group, the City plans to reclaim ownership of Lot 10 and lease it back under a 30-year term, enabling the project to qualify for new state tax exemptions on affordable housing.
- The Architectural and Engineering Study for the **8th Avenue and Waldo Road Sports and Multipurpose Complex** concluded and the City is pursuing a partnership with the School Board of Alachua County to renovate the Citizens Field portion of the project. In addition to modernizing the stadium, the proposal would repurpose the 36-acre site into a new sports facility, expanding the Martin Luther King, Jr. Center and surrounding property. Funding is yet to be determined for this project.
- The City continues its leadership role with Alachua County and Santa Fe College in the **Community Gun Violence Prevention Alliance**. The Alliance is making progress in the effort to turn the tide on gun crime and neighborhood violence in Gainesville, Alachua County and the surrounding municipalities. Participants are focused on three broad objectives: to cooperate and strengthen efforts to address gun violence; to improve outcomes for survivors and those at risk; and to spearhead a collaborative group of community stakeholders. This program leverages American Rescue Plan Act and Alachua County Children's Trust funding.
- The Gainesville City Commission identified the **growth and success of downtown** as a top priority in a March 2024 update to the City of Gainesville's strategic plan. Continuing initiatives to support that policy direction include the Downtown Advisory Board, the Downtown Ambassador Program, the Business Improvement Grant Program, the Community Partnership Grant Program and the Downtown Events Grant Program.
- In November 2024, the City of Gainesville was awarded \$800,000 in grant funding through the **Safe Streets and Roads for All** (SS4A) program by the U.S. Department of Transportation. The award will be used by the City to assess stretches of roadways, within city limits, where lighting conditions may contribute to crashes among roadway users, especially at high-risk locations for bicyclists and pedestrians. City transportation staff also will evaluate streets where travel speeds pose higher risks to pedestrians, bicyclists and motorists.
- To address much needed infrastructure and facility upgrades, the City is continuing to administer a number of **facility improvements** funded by the infrastructure surtax program branded as "Streets, Stations and Strong Foundations." Projects in the design phase or expected to soon be underway include the SW Public Safety Center, the Gainesville Fire Rescue Administration Building and the Gainesville Police Department Property and Evidence Building. Additionally, funding to purchase and add properties for development to the City's affordable housing stock is also included in this program. One-time funding from excess fund balance in the General Fund has also been used to address capital improvements in City-owned buildings and infrastructure.

*Photo by
Timothy
Tattersall*

2025-691A



City of
Gainesville
A Steady Path Forward

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